



# Sumter County Council

**RZ-11-13, Thomas Sumter Hwy. / Camden Hwy. (County)**

Request to rezone +/- 26.34 acres from Agricultural Conservation (AC) to Residential-6 (R-6) and +/- 15.77 acres from Agricultural Conservation (AC) to Limited Commercial (LC). The property is located between Thomas Sumter Hwy. and Camden Hwy., approximately 2,800 ft. north of the intersection of Camden Hwy. and Thomas Sumter Hwy., and represented by Tax Map # 188-00-02-038.

**First Reading:** January 10, 2012 (approved)

**Second Reading/Public Hearing:** January 24, 2012

**Third Reading:** February 14, 2012

# Sumter City-County Planning Commission

## Staff Report

December 21, 2011

### RZ-11-13, Thomas Sumter Highway/Camden Highway (County)

#### I. THE REQUEST

**Applicant:** Black River Land Services of Sumter, LLC

**Status of the Applicant:** Property Owner's Agent

**Request:** A request to rezone 26.34 acres from Agricultural Conservation (AC) to Residential-6 (R-6), and 15.77 acres from Agricultural Conservation (AC) to Limited Commercial (LC).

**Location:** Between Thomas Sumter Hwy. and Camden Hwy., approximately 2,800 ft. north of the intersection of Camden Hwy. and Thomas Sumter Hwy.

**Present Use/Zoning:** Undeveloped/AC

**Tax Map Reference:** 188-00-02-038

**Adjacent Property Land Use and Zoning:**

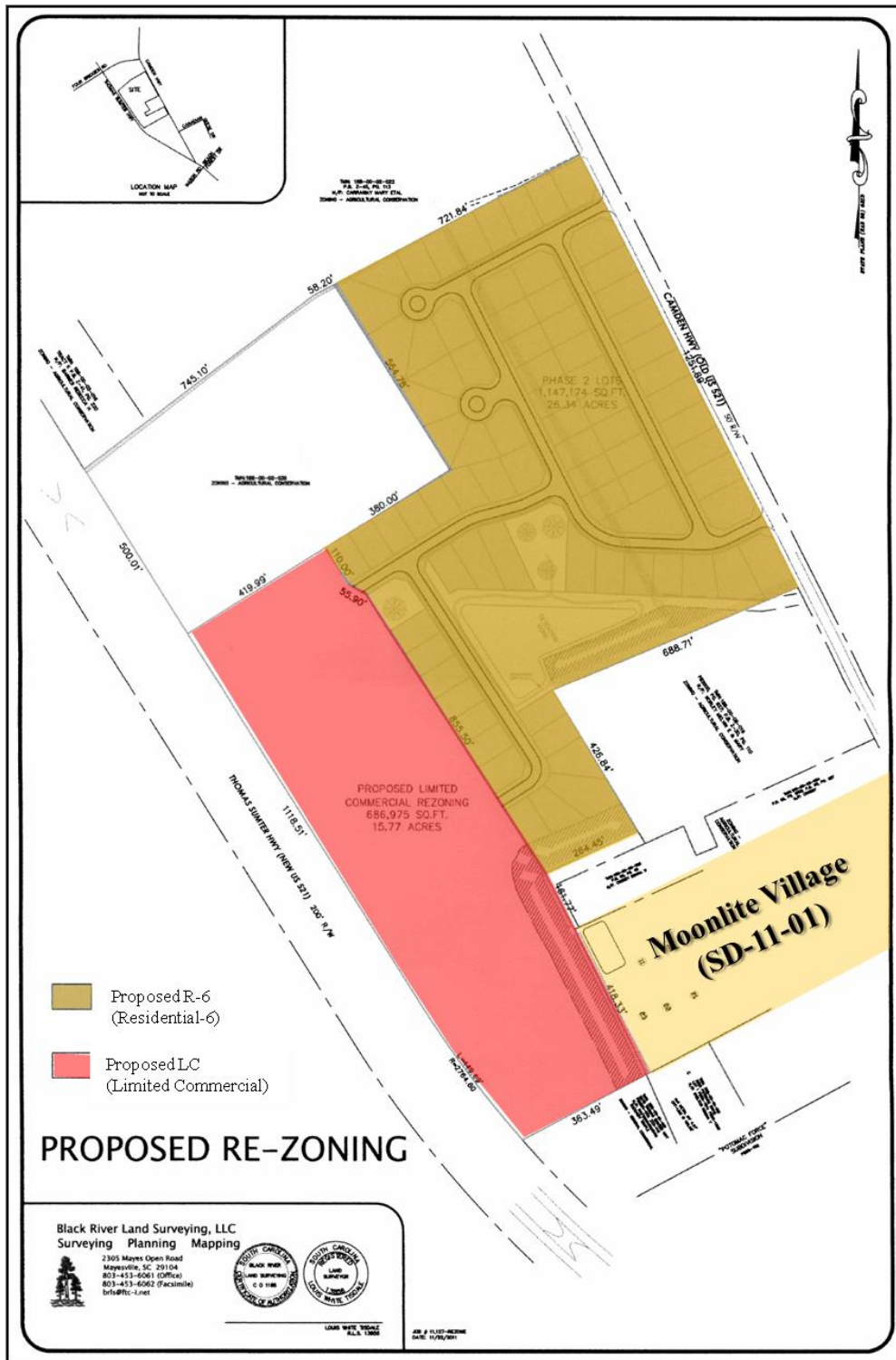
- North – Residential (AC)
- South – Residential/Religious (AC & GC)
- East – Residential (AC) & Camden Hwy.
- West – Undeveloped (AC) & Thomas Sumter Hwy.

#### II. BACKGROUND

This request is to rezone approximately 42 acres located between Old Camden Highway and Highway 521 (Thomas Sumter Highway) to Limited Commercial (LC) and Residential-6 (R-6) in order to create a 15.77 acre strip of commercial property along the Thomas Sumter Highway frontage and a 26.34 acre single-family residential development along the Camden Highway frontage.

This parcel is the remainder of the property that was the subject of RZ-10-13 which rezoned 8.31 acres of the original 50 acre tract from AC to R-6 in order to develop a 23 lot subdivision now known as Moonlite Village. A concept plan has been submitted by

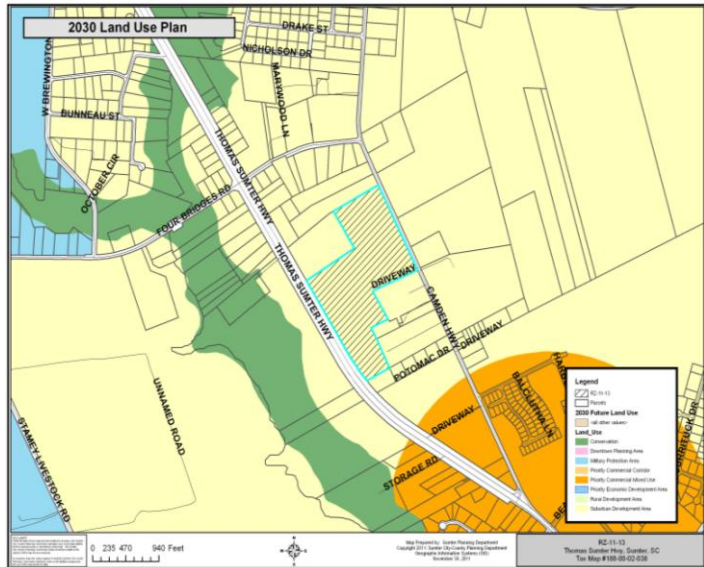
the applicant showing a proposed 79-unit residential development along the Camden Hwy. frontage with no specified uses or outparcels along Thomas Sumter Highway.



### III. COMPATIBILITY WITH THE 2030 COMPREHENSIVE PLAN

The single dominating notion of the 2030 Comprehensive Plan is for the City and County to manage growth in such a way that individual development adds value to the community at large.

As shown in the 2030 Comprehensive Plan Map to the right, the proposed area for rezoning is influenced by the Suburban Development Planning Area (SD). The primary objective of the Suburban Development designation is to scrutinize and manage the existing development patterns, foster intentional mixed-use development and identify new commercial and industrial locations where form and design are a focus, all in a more efficient manner. While the 2030 Plan envisions a mix of commercial and residential development in the Suburban area over the next 20 years, current development patterns within this area do not reflect a traditional near-urban core density.



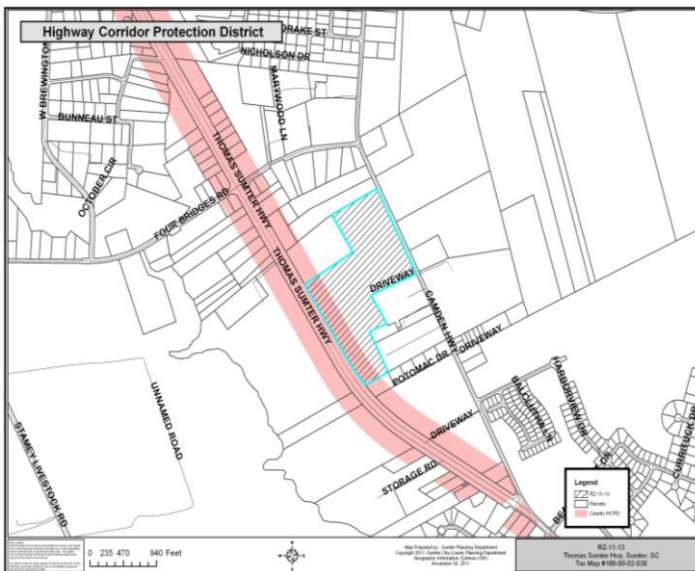
The type of development, the timing of development, and the relationship to existing and surrounding development is critical to securing new commercial and residential development of a quality equal to our newfound expectations.



Currently, as shown in the photographs above and aerial photos on the following page, the area surrounding the property proposed for rezoning is predominantly characterized by low-density residential development and large areas of agricultural property and

undeveloped open space. In fact, until the recent approval of RZ-10-13/SD-11-01, the Thomas Sumter Highway/Camden Highway corridor has seen very little intensity of development that is characteristic of the Broad St., Guignard Dr. and Lafayette Dr. corridors.

As requested, the rezoning would result in 15.77 acres of Limited Commercial (LC) and 26.34 acres of Residential-6 (R-6) zoned property. Weighing Plan objectives carefully in conjunction with established patterns of development in the vicinity, the request to rezone the property to R-6 and LC in conjunction with Highway Corridor overlay requirements, could help to foster development that meets the expectations of the Plan while still protecting the predominantly rural nature of the areas to the north.



The Highway Corridor Protection District (HCPD) has been established within the framework of the Zoning District to act as a regulatory tool that promotes quality development with an emphasis on architecture, access and compatibility with adjacent properties. The purpose of the HCPD is to promote development that is compatible with the function, capacity, and design of major arterial roadways, while remaining sensitive to the relationship of the roads to abutting residential, commercial,

and industrial development.

#### IV. TRAFFIC REVIEW

Traffic generation for the proposed residential use is 10 trips per unit for each of the 79 units equaling a projected estimate of 790 trips per day. These 790 trips are in addition to the projected 230 trips anticipated from the Moonlite Village Development to the south. Thus far, no development scenarios have been submitted for the proposed commercial portion of the 40 acres. However, a Traffic Impact Study (TIS) is under development for the 79 lot residential development scenario.

There are two access points on Old Camden Highway proposed for the residential use. The 2009 traffic count for Old Camden Highway is 5100 average daily trips (ADT). The 2009 traffic count for Thomas Sumter Highway is 11,500 ADT. Both roads are rated at level of service (LOS) A. Undoubtedly at full development, a 79 unit residential development in conjunction with a 15+ acre commercial development with potentially multiple out-parcels will have a significant impact on these corridors.

The area of most concern at the moment is the intersection of Camden Highway and Hwy. 521. In a 2004 Traffic Study for the Beach Forest project (developed by the same Summit Realty), it was noted that the US 521/Old Camden Highway intersection would require improvements in the future, including but not limited to a traffic signal. This intersection is being included within the scope of the TIS under development.

The Sumter Area Transportation Study (SUATS) Long Range Transportation Plan (LRTP) lists Old Camden highway for widening and intersection improvements in the Future Roadways Projects. These and other transportation related impacts will be identified during the subdivision review process and at time of commercial development along Thomas Sumter Highway.

## **V. WATER AND SEWER AVAILABILITY**

Public water and sewer has been extended by the City of Sumter in this vicinity.

## **VI. STAFF RECOMMENDATION**

Admittedly, Agricultural Conservation (AC) zoning at this location is not the highest and best use of the property. However, as with previous recommendations regarding this property (RZ-10-13), Staff believes that the optimal solution for development of the 40 acres that honors the established policies and visions of the 2030 plan would be through a development plan proposal that employs high quality design introducing a mix of uses, mix of housing styles and community amenities with usable open space—potentially through a well thought out and designed Planned Development. That being said, absent identified commercial users and a functional development plan proposal with identified users that would exemplify the true purpose and intent of a Planned Development, a straight rezoning of this property as proposed may be the next best option.

## **VII. PLANNING COMMISSION – DECEMBER 21, 2011**

The Sumter City-County Planning Department at its meeting on Wednesday, December 21, 2011, voted to recommend approval for this request.

## **VIII. COUNTY COUNCIL – JANUARY 10, 2012 – FIRST READING**

The Sumter County Council at its meeting on Tuesday, January 10, 2012, gave First Reading approval for this request.

## **IX. COUNTY COUNCIL – JANUARY 24, 2012 – SECOND READING / PUBLIC HEARING**